

COUNTY OF PLACER PLANNING COMMISSION ACTION AGENDA DATE March 22, 2012

OFFICE OF Planning Services Division

3091 County Center Drive Suite 140 AUBURN, CALIFORNIA 95603 TELEPHONE: 530/745-3000 FAX: 530/745-3080 www.placer.ca.gov

Meeting was held in the Planning Commission Chambers, 3091 County Center Drive, Dewitt Center, located at the corner of Bell Road and Richardson Drive, Auburn CA 95603

10:00 am FLAG SALUTE

ROLL CALL: Jeffrey Moss (Chairman), Miner Gray (Vice Chairman), Larry Sevison (Secretary)[*absent*], Ken Denio, Gerry Brentnall, Richard Roccucci, and Richard Johnson

REPORT FROM THE PLANNING DIRECTOR

Michael Johnson, Agency Director, reported on the following updates to the Commission: At its March 13, 2012 meeting, the Board of Supervisors considered the Regional Sewer issue. Michael explained the three options offered to the Board for consideration at their December 6, 2011 and February 28, 2012 Board meetings and after extensive discussion, the Board took action on March 13, 2012 to approve the Regional Sewer solution. The City of Lincoln will be taking the lead on preparation of the environment document and moving the project forward. The Board also continues to address the issues on the State mandated dissolution of the Redevelopment Agency and wind down period and how to dispose of properties and other monies from the agencies. Staff also provided a one-year update on the Fowl and Poultry Ordinance. Since adoption of the Ordinance, seven complaints have been received. The primary complaints were chickens running free and not being kept in coops. This was not a requirement of the ordinance. The complaints received have all been resolved and staff continues to work with the Animal Control Department.

There will be a Planning Commission hearing on April 12, 2012. There are two items on the agenda: a Subdivision modification to allow for a gated community in the Terracina Subdivision in Granite Bay; and a Subdivision modification to allow for gates in the Olive Ranch Subdivision in Granite Bay. Michael advised that when the Board approved the Granite Bay Community Plan, they acknowledged there were existing applications already submitted and those applications would be allowed for consideration under the old plan.

PUBLIC COMMENT - Following the consideration of any correspondence and/or reports, the public was offered the opportunity to discuss with the Planning Commission, matters <u>not included</u> on the current agenda. *No comments received*.

1) 10:05 am

10:06 am - 11:07 am

CONDITIONAL USE PERMIT(PCPA 20110144)

LAKE PUTT TEMPORARY MATERIALS PROCESSING PLANT

MITIGATED NEGATIVE DECLARATION

SUPERVISORIAL DISTRICT 5 (MONTGOMERY)

Consider a request from Teichert Construction, on behalf of Robinson Enterprises, for approval of a Conditional Use Permit to allow for the temporary, seasonal use of the site to operate a portable aggregate crushing plant, which will facilitate the Caltrans reconstruction of Interstate 80 between Laing Road and Donner Pass Road, in unincorporated Placer County. The Planning Commission will also consider adopting a Mitigated Negative Declaration for the project.

Project Location: The project is located adjacent to the south side of Lake Putt, approximately 0.75 miles southwest of the intersection of Nyack Road and Interstate 80 in the Emigrant Gap area.

APN: 062-400-022 and 062-230-012

Total Acreage: 120 acres

Zoning: F-B-X 5 ac. min. (Farm, combining a minimum Building Site of 5 acres) and RF-B-X-40 ac.min. (Residential Forest, combining a minimum Building Site of 40 acres).

Community Plan Area: Placer County General Plan

MAC Area: none

Applicant: Teichert Construction **Owner:** Robinson Enterprises

County Staff:

Planning: Gerry Haas (530) 745-3084

Engineering and Surveying: Sarah Gilmore (530) 745-3110

Environmental Health: (530) 745-2300

MOTION VOTE 6:0 Commissioner Brentnall moved, Commissioner Roccucci seconded; To approve the Conditional Use Permit for Lake Putt materials plant subject to the findings in the staff report and attached recommended Conditions of Approval with Condition 6 modified to add to the second sentence "...all equipment, (excluding road base gravel) as well as revegitation...", and add a new sentence at the end of the paragraph "Subject to approval of the Land Owner."; Condition7 modified to add "...shall include tillage..."; Condition 23 "All vehicle equipment maintenance shall implement appropriate BMP's and assure compliance with County and State clean water requirements."; and add new Condition # 25 to read "Temporary signs 4 feet x 4 feet shall be located throughout the project, as determined by the Development Review Committee and applicant, at key intersections depicting the above construction hour limitations. Said signs shall include a toll free public information phone number where surrounding residents can report violations and the developer/builder will respond and resolve noise violations. This condition shall be included on the Improvement Plans and shown in the development notebook."

2) 10:15 am 11:07 am - 11:37 am

APPEAL OF ZONING ADMINISTRATOR DECISION

m VARIANCE (PVAA 20110304)

LUCKY'S TRAVEL PLAZA CATEGORICAL EXEMPTION

SUPERVISORIAL DISTRICT 5 (MONTGOMERY)

(Continuance requested)

Consider an Appeal from Michael Garabedian on behalf of Friends of the North

Fork, of the Zoning Administrator's approval of a request from RBS Holdings, LLC., for a Variance to allow for a 55-foot tall freestanding sign, where the Zoning Ordinance restricts the height to 35 feet. The Planning Commission will also consider a finding of a Categorical Exemption Section 18.36.130 – Accessory Structures, Onpremise signs – Placer County Environmental Review Ordinance (CEQA Guidelines Section 15311).

Project Location: The project is located immediately southwest of the intersection of Cisco Road and the eastbound Interstate 80 off ramp, in the Cisco Grove area.

APN: 066-070-045

Total Acreage: 93.5 acres

Zoning: HS-Dc (Highway Service, combining Design Scenic Corridor), FOR-B-X-160 (Forestry, combining minimum Building Site of 160 acres), RF-B-X-40 (Residential Forest, combining minimum Building Site of 40 acres) and RF-B-X-2.5 PD0.4 (Residential Forest, combining minimum Building Site of 2.5 acres, combining Planned Residential Development of 0.4 dwelling units per acre)

Community Plan Area:

MAC Area: Donner Summit MAC

Applicant/Appellant: Michael Garabedian on behalf of Friends of the North Fork

Owner: RBS Holdings, LLC.

County Staff:

Planning: Gerry Haas (530) 745-3084

Engineering and Surveying: Sharon Boswell (530) 745-3110

Environmental Health: (530) 745-2300

MOTION VOTE 6:0 Commissioner Brentnall moved, Commissioner Gray seconded, To approve the continuance of this item to the May 10, 2012 Planning Commission hearing.

3) 10:30 am

ZONING TEXT AMENDMENT (PZTA 20110398) TIMBERLAND PRODUCTION ZONING NEGATIVE DECLARATION ALL SUPERVISORIAL DISTRICTS

Consider a request from Andrew Strain on behalf of Trimont Land Company, for a Countywide Zoning Text Amendment to allow for "ski lift facilities and ski runs" within Timberland Production Zone lands within existing ski resort boundaries. The Planning Commission will also consider adopting a Negative Declaration prepared for the project.

County Staff:

Planning: Michael Johnson (530) 745-3197 Engineering and Surveying: (530) 745-3110 Environmental Health: (530) 745-2300

MOTION VOTE 6:0 Commissioner Johnson moved, Commissioner Denio seconded, To approve the continuance of this item to an Open date.

MEETING ADJORNED 11:37 am